

LOT 12  
IN OR 2102/583  
OAK POINT @ LONG POINT PB5/187

STEELE TARA  
39 ST GEORGES RD  
TORONTO, ON M9A-3T2

2024

03-6N-29-000P-0012-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 14 WD SHINGLE 70  |
| Exterior Wall            | 17 CB STUCCO 30   |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 11 SLATE 100      |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 12 HARDWOOD 60    |
| Interior Floo            | 11 CLAY TILE 40   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 3.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 3. 100            |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 04 Quality Level 04 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 10 |
|---------|----------|----|

|                  |          |
|------------------|----------|
| NEIGHBORHOOD/LOC | 10007.00 |
|------------------|----------|

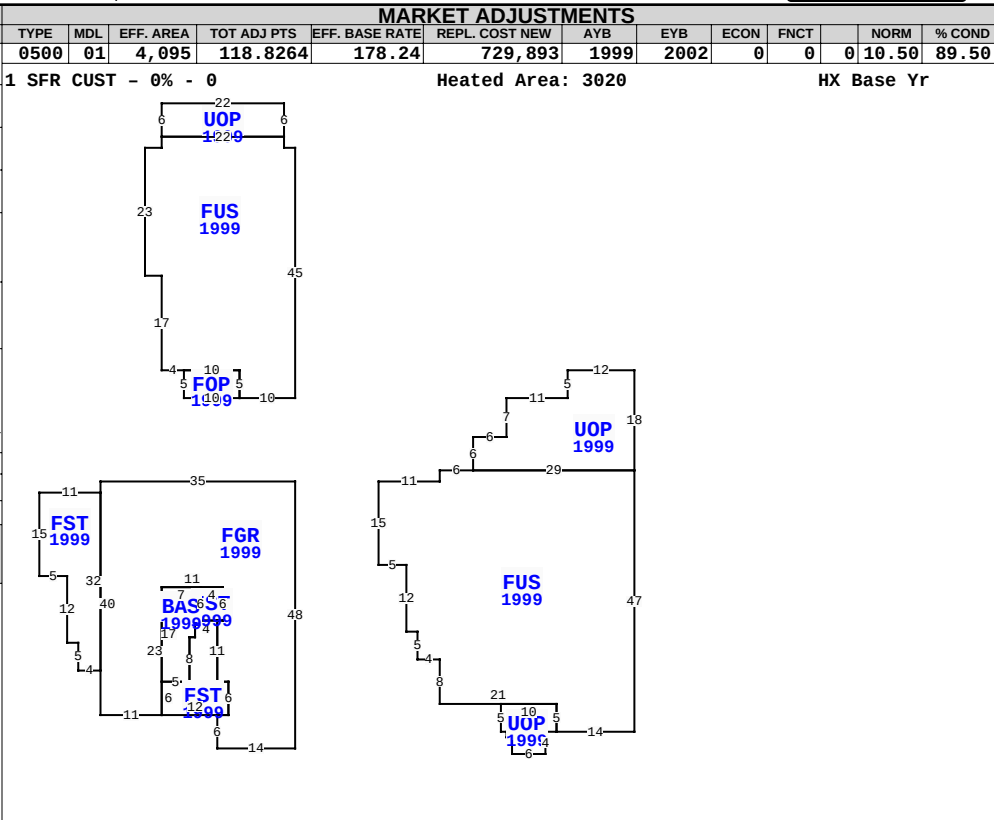
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 100              | 100         | 100          | 15,952               |
| FGR       | 1,306            | 55          | 718          | 114,539              |
| FOP       | 50               | 30          | 15           | 2,393                |
| FST       | 24               | 55          | 13           | 2,074                |
| FST       | 124              | 55          | 68           | 10,847               |
| FST       | 257              | 55          | 141          | 22,493               |
| FUS       | 1,123            | 100         | 1,123        | 179,147              |
| FUS       | 1,797            | 100         | 1,797        | 286,666              |
| UOP       | 75               | 20          | 15           | 2,393                |
| UOP       | 132              | 20          | 26           | 4,147                |
| TOTALS    | 5,383            |             | 4,095        | 653,254              |

| EXTRA FEATURES |                 |
|----------------|-----------------|
| L N            | OB/XF CODE      |
| 1              | 0504 FP-ELECTRI |
| 2              | 0855 CONC PAVER |

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|---|---|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0504       | FP-ELECTRI  | 0       | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1999    | 1999        | 3 | 83     | 1,660           |       |
| 2   | 0855       | CONC PAVER  | 0       | 0 | 0 | 476.00 | SF | 10.00    | 10.00          | 100       | 2005    | 2005        | 3 | 86     | 4,094           |       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000116 C |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|



\*\* This building has 11 Sub-Areas

25 OAK POINT DR, FERNANDINA BEACH

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/08/2024 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |          | 5,754 |
|-------------|----------|-------|
| L N         | USE CODE | CLS   |
| 1           | 000116   | C     |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000116 C |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 5         |
|---------------------------|--------------|-------------|-----------|
| VALUATION SUMMARY         |              | STANDARD    |           |
| VALUATION BY              | Tax Group: 5 | Tax Dist:   |           |
| BUILDING MARKET VALUE     |              |             | 653,254   |
| TOTAL MARKET OB/XF VALUE  |              |             | 5,754     |
| TOTAL LAND VALUE - MARKET |              |             | 450,000   |
| TOTAL MARKET VALUE        |              |             | 1,109,008 |
| SOH/AGL Deduction         |              |             | 239,472   |
| ASSESSED VALUE            |              |             | 869,536   |
| TOTAL EXEMPTION VALUE     |              |             | 0         |
| BASE TAXABLE VALUE        |              |             | 869,536   |
| TOTAL JUST VALUE          |              |             | 1,109,008 |
| NCON VALUE                |              |             | 0         |
| INCOME VALUE              |              |             |           |
| PREVIOUS YEAR MKT VALUE   |              |             | 979,886   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B9805413   | NEW CONSTR  | 200,000 | 09/01/1998 |

| SALES DATA        |           |
|-------------------|-----------|
| OFF RECORD Number | DATE      |
| 2102/0583         | 1/31/2017 |

| TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-----------|-----|-----|--------|------------|
| SW        | U   | I   | 12     | 627,000    |

|                             |           |
|-----------------------------|-----------|
| GRANTOR: RESIDENTIAL CREDIT |           |
| GRANTEE: STEELE TARA        |           |
| 1996/0635                   | 7/31/2015 |

|                             |           |
|-----------------------------|-----------|
| GRANTOR: BUNDY ANNE E       |           |
| GRANTEE: RESIDENTIAL CREDIT |           |
| 1996/0635                   | 7/31/2015 |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| FGR=[YR=1999] W35 S2 FST=[YR=1999] W11 S15 E5 S12 E2 S5 E4 N32 \$ S40 E11 FST=[YR=1999] E12 N6 W2 N11 FST=[YR=1999] E1 N6 W4 BAS=[YR=1999] W7 S17 E5 N8 E1 N3 E1 N6\$ S6 E3 \$ W4 S3 W1 S8 W5 S6 \$ N23 E11 S6 W1 S11 E2 S6 W2 S6 E14 N48 \$ PTR= E15FUS=[YR=1999] E11 N2 E6 UOP=[YR=1999] N6 E6 N7 E11 N5 E12 S18 W29 \$ E29 S47 W14 UOP=[YR=1999] N5 W10 S5 E1 S1 E1 S3 E6 N4 E2 \$ N5 W21 N8 W4 N5 W2 N12 W5 N15 \$ W15 \$ PTR= N15 FUS=[YR=1999] N45 W2 N2 UOP=[YR=1999] N6 W22 S6 E22 \$ W22 S2 W3 S23 E3 S17 E4 FOP=[YR=1999] S5 E10 N5 W10 \$ E10 S5 E10 \$ S15 \$ . |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| FGR=[YR=1999] W35 S2 FST=[YR=1999] W11 S15 E5 S12 E2 S5 E4 N32 \$ S40 E11 FST=[YR=1999] E12 N6 W2 N11 FST=[YR=1999] E1 N6 W4 BAS=[YR=1999] W7 S17 E5 N8 E1 N3 E1 N6\$ S6 E3 \$ W4 S3 W1 S8 W5 S6 \$ N23 E11 S6 W1 S11 E2 S6 W2 S6 E14 N48 \$ PTR= E15FUS=[YR=1999] E11 N2 E6 UOP=[YR=1999] N6 E6 N7 E11 N5 E12 S18 W29 \$ E29 S47 W14 UOP=[YR=1999] N5 W10 S5 E1 S1 E1 S3 E6 N4 E2 \$ N5 W21 N8 W4 N5 W2 N12 W5 N15 \$ W15 \$ PTR= N15 FUS=[YR=1999] N45 W2 N2 UOP=[YR=1999] N6 W22 S6 E22 \$ W22 S2 W3 S23 E3 S17 E4 FOP=[YR=1999] S5 E10 N5 W10 \$ E10 S5 E10 \$ S15 \$ . |  |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|